



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

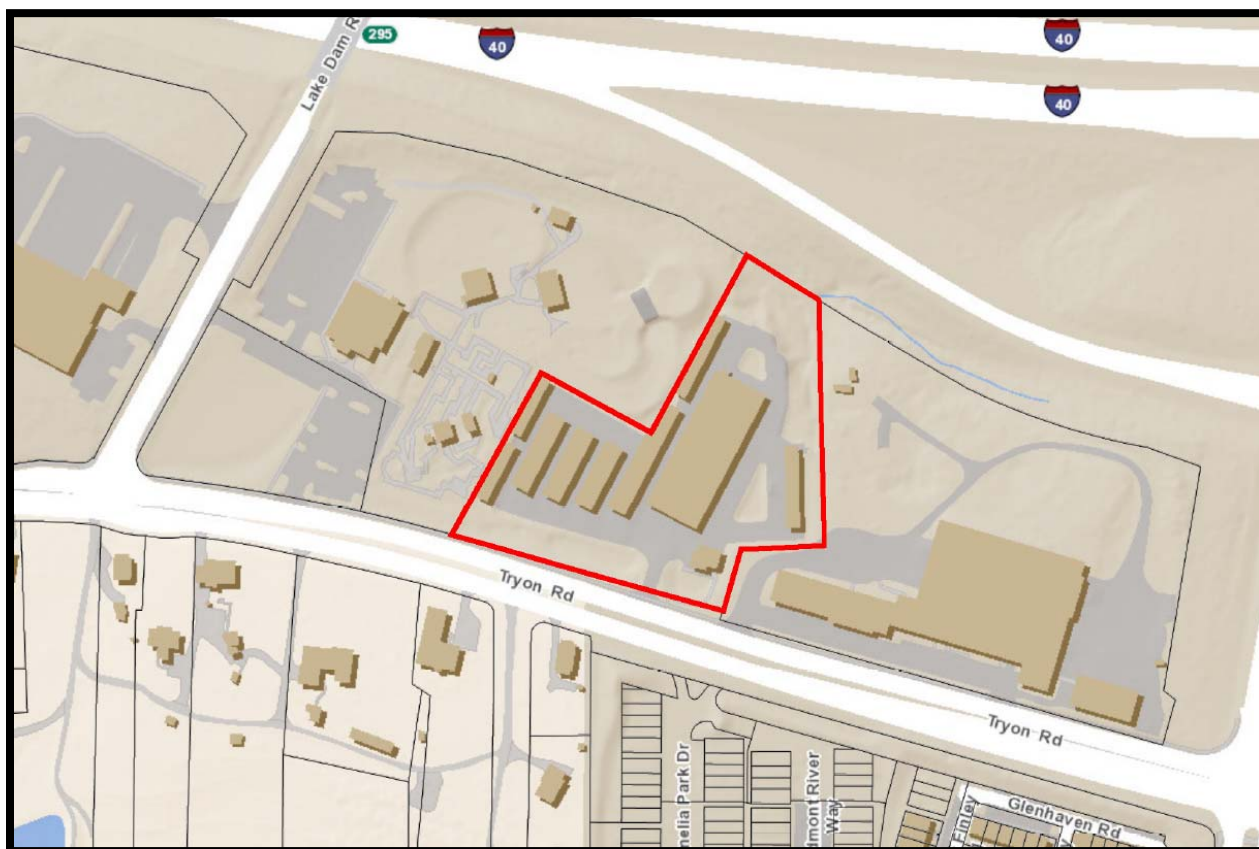
Case File: A-128-17

Property Address: 4000 Tryon Road

Property Owner: FTPA Storage Tryon, LLC

Project Contact: Isabel Mattox

Nature of Case: A request for a 2.5' variance in the 3.5' height limit for a low profile ground sign set forth in Section 7.3.8.B.2. of the Unified Development Ordinance which would result in a 6' tall ground sign on a 4.18 acre parcel zoned Industrial Mixed Use-3-Parking Limited, Special Highway Overlay District-1 and Special Residential Parking Overlay District and located at 4000 Tryon Road.



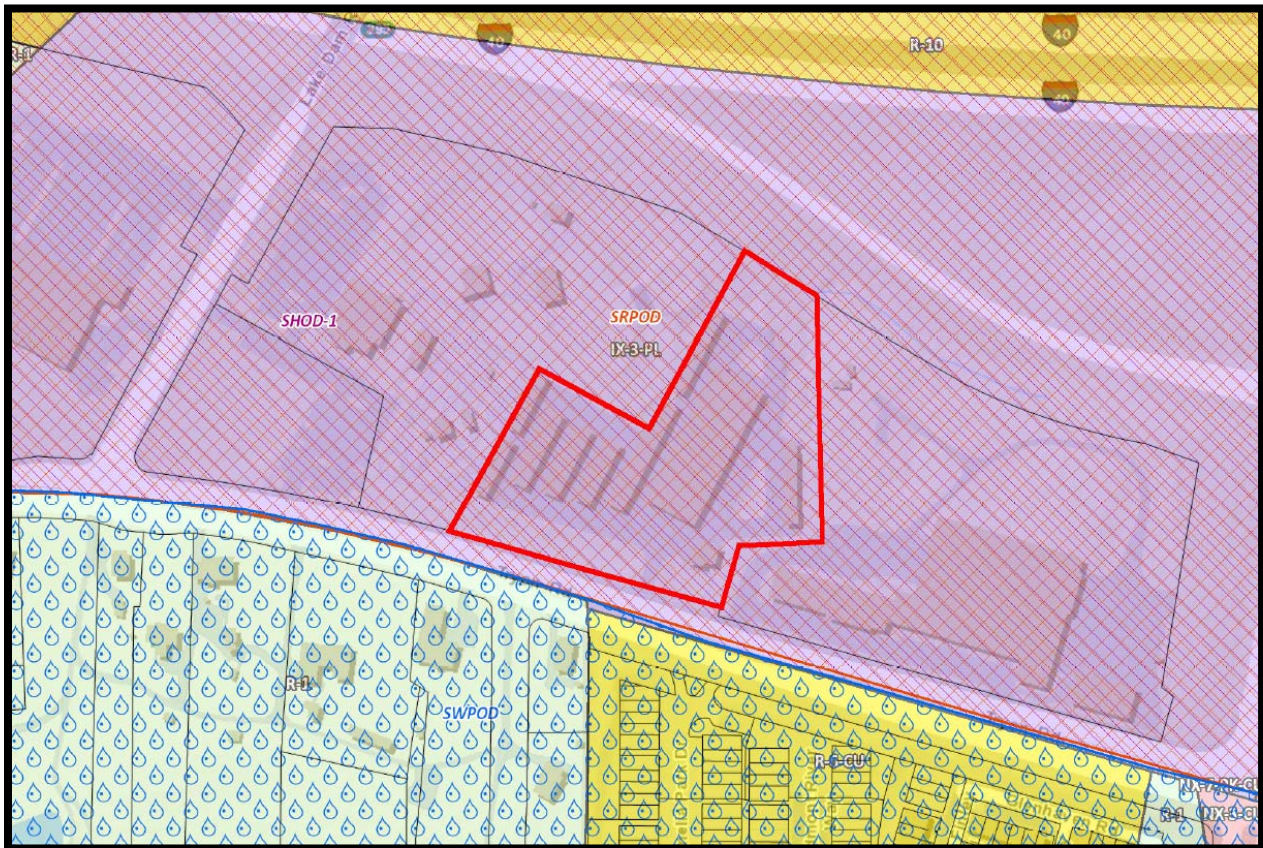
4000 Tryon Road

To BOA: 11-13-17

Staff Coordinator: Eric S. Hodge, AICP

**ZONING
DISTRICTS:**

Industrial Mixed-Use-3, Special Highway Overlay District, Special Residential
Parking Overlay District and Urban Watershed Protection Overlay District



4000 Tryon Road

VARIANCE STANDARDS: In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

To Legalize the Existing Structure:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Section 7.3.8 Low Profile Ground Signs

A. Description

A freestanding sign no more than 3½ feet in height on a supporting structure, post, mast or pole and not attached, supported or suspended to or from any building or structure. A sign permit is required for a ground sign.

B. Size

B1	Area (max)	70 sf
B2	Height (max)	3.5'
B3	Size of copy (min)	4"
B4	Lines of copy (max)	5
B5	Length in an OP or OX-district (max)	20'

C. Location

C1	Signs per site (max per street frontage)	1
C2	Additional signs for double frontage lots	Allowed by Special Use Permit
C3	Street frontage required (min)	n/a
C4	ROW Encroachment	Allowed with Council approval

Application for Variance



RALEIGH
DEPARTMENT OF
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

Submit application to: Development Services Customer Service Center, 1 Exchange Plaza, Suite 400, Raleigh, NC 27601

NATURE OF REQUEST		OFFICE USE ONLY
Nature of variance request (if more space is needed, submit addendum on separate sheet): SEE ATTACHED EXHIBIT A.		Transaction Number A-128-17
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.		


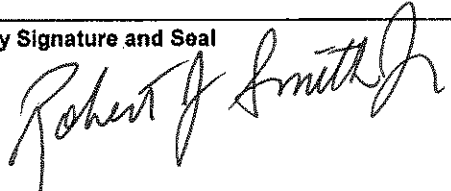
GENERAL INFORMATION		
Property Address 4000 Tryon Road		Date 10-13-2017
Property PIN 0782-78-5013	Current Zoning IX-3-PL	
Nearest Intersection Lake Dam Rd. & Tryon Rd.		Property size (in acres)
Property Owner FTP STORAGE TRYON LLC	Phone	Fax
Owner's Mailing Address	Email	
Project Contact Person Isabel Worthy Mattox	Phone 919-828-7171	Fax 919-831-1205
Contact Person's Mailing Address PO Box 946, Raleigh, NC 27602	Email Isabel@mattoxfirm.com	
Property Owner Signature 	Email	
Notary Sworn and subscribed before me this <u>9th</u> day of <u>OCTOBER</u> , 20 <u>17</u>	Notary Signature and Seal  ROBERT J. SMITH, JR. NOTARY PUBLIC OF NEW JERSEY Comm. # 50057590 My Commission Expires 3/30/2022	

EXHIBIT A

To Application for Variance

Property Owner: FTP A Storage Tryon LLC
Property Address: 4000 Tryon Road
Zoning: IX-3-PL

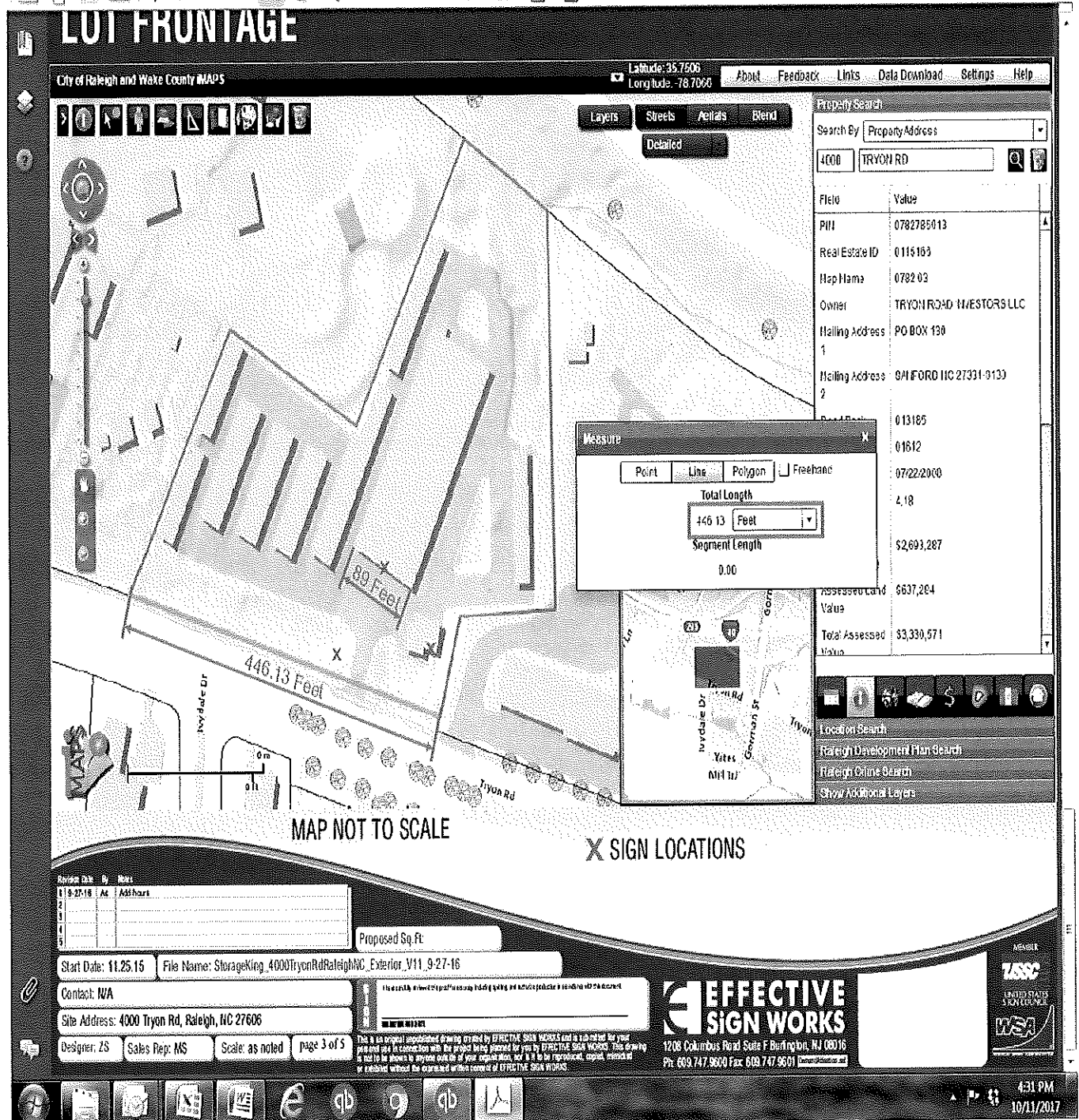
Nature of Request:

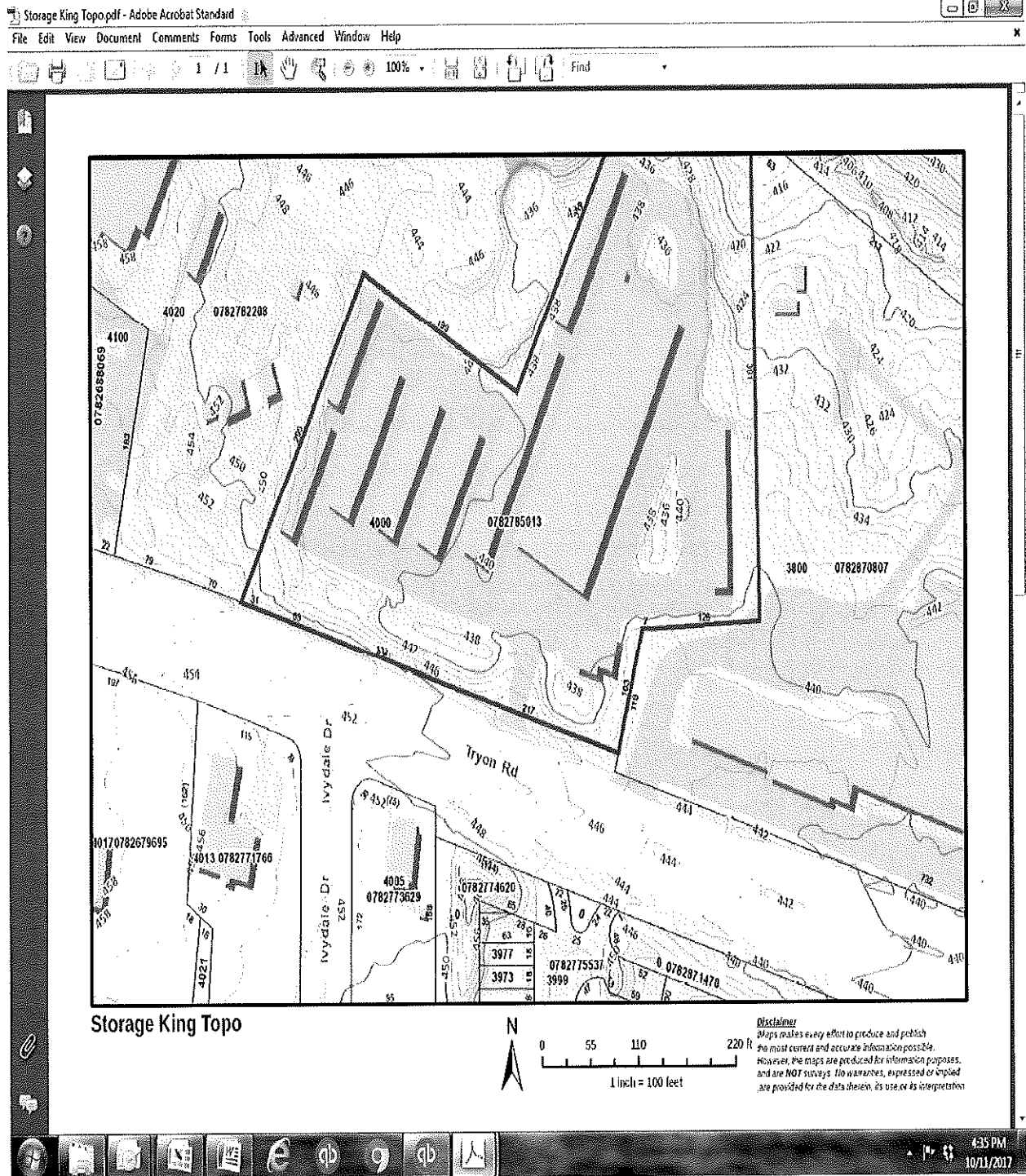
Applicant seeks a 2.5-foot variance in the three and one-half feet (3.5') height limit for a low profile ground sign for properties governed by the Parking Limited Frontage under UDO Section 7.3.8.B2.

The subject site falls away from the street rather dramatically with the proposed location of the ground sign being located approximately 6-10 feet below the grade of the street. The result of the sharp drop in grade means that if the maximum height requirements for a low profile ground sign were strictly enforced, the sign will be very difficult to see from a moving car on Tryon Road.

Hardship in this case stems from the severe drop-off of the grade of the property as it leaves the street. The grade at the street is approximately 448-452 and the grade of the location of the sign (marked with an "X" on the attached graphic) is approximately 442 feet as per the GIS topography map, a copy of which is attached.

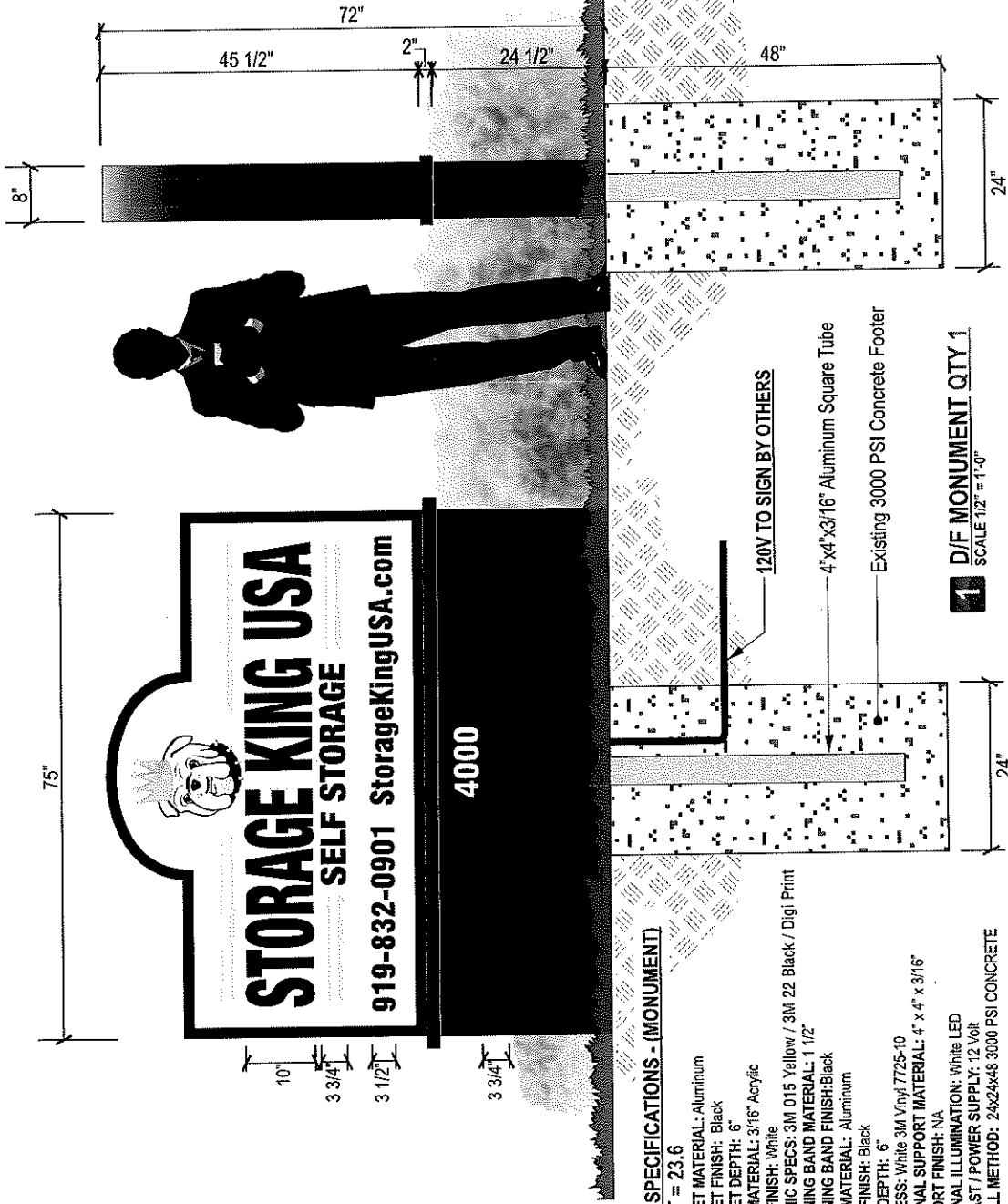
Lack of visibility of a sign creates safety issues for a motorist trying to locate Applicant's business while driving along fast moving Tryon Road. The speed limit for most of the frontage of the subject site is 55 mph although it reduces to 35 mph on a portion of the frontage. Lack of visibility also causes obvious business issues for the Applicant.







LOT FRONTAGE



SIGN SPECIFICATIONS - (MONUMENT)

SQFT = 23.6
CABINET MATERIAL: Aluminum
CABINET FINISH: Black
CABINET DEPTH: 6"
FACE MATERIAL: 3/16" Acrylic
FACE FINISH: White
GRAPHIC SPECS: 3M 015 Yellow / 3M 22 Black / Digi Print
RETAINING BAND MATERIAL: 1 1/2"
RETAINING BAND FINISH: Black
BASE MATERIAL: Aluminum
BASE FINISH: Black
BASE DEPTH: 6"
ADDRESS: White 3M Vinyl 7725-10
INTERNAL SUPPORT MATERIAL: 4" x 4" x 3/16"
SUPPORT FINISH: NA
INTERNAL ILLUMINATION: White LED
BALLAST / POWER SUPPLY: 12 Volt
INSTALL METHOD: 24x24x48 3000 PSI CONCRETE

120V TO SIGN BY OTHERS

4"x4"x3/16" Aluminum Square Tube
Existing 3000 PSI Concrete Footer

1 D/F MONUMENT QTY 1
SCALE 1/2" = 1'-0"

Proposed Sign
Translucent Vinyl Color Selections

3M 015 Yellow
3M 22 Black
Premium Black
Satin Paint

BASIC WIND SPEED: 115 MPH
-3 SEC GUST WIND
EXPOSURE: C
ESTIMATED SIGN WEIGHT
-200 LBS
ESTIMATED ELECTRICAL LOAD
5A @ 120VAC
ESTIMATED ELECTRICAL REQ.
(1)20A circuit @ 120VAC

SIGN AREA SF ASSESSMENT:

Allowed: 70sf (300 OA)
Lot frontage: 446.13' (see next page)
Max height: 3 feet
*sign must be placed outside of sight triangle
45 1/2" x 75" = 23.7 SF

File Name: StorageKing_4000TryonRdRaleighNC_V13-10-5-17

Date: 11.25.15 Designer: BS Sales: MS

Page: 2 of 4

Site Address: 4000 Tryon Rd, Raleigh, NC 27606

CONTACT: RICHARD DALELLA

I have carefully reviewed this plan for accuracy including spelling, and authorize production in accordance with this document.



CUSTOMER APPROVAL AND DATE

EFFECTIVE
SiGN WORKS
1208 Columbus Rd. Suite F Burlington NJ 08016
609-747-9600

DemandAttention.net

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